

VIEW SOLICITATION

General Information

Solicitation Number: W912DR-05-R-0072
Restrictions: Unrestricted
Title: Design of Facilities for the National Geospatial-Intelligence Agency (NGA), National Capital Region
Location: varied
Issue Date: 10/11/2005
Closing Date: 11/10/2005, 1600 hrs, EST
Price Range:
Time for Completion:
NAICS: 531330
FSC:
CBD: C
Size Standard: \$4.0M
Contracting POC: [Mary Riche](#), 410-962-4880
Technical POC: [Herb Eichler](#), 410-962-4477
Synopsis: **CONTRACT INFORMATION:**

This contract is being procured in accordance with the Brooks Architect-Engineer (AE) Act as implemented by FAR Subpart 36.6. A firm will be selected for negotiation based on demonstrated competence and qualifications for the required work. AE services required are site investigation, master planning, programming, topographical survey and geotechnical investigation and report (option), engineering studies including permit application and vehicular traffic, space planning, interior design, charrette, schematic design, concept design, final design (option), parametric and construction cost estimating, construction phasing, preparation of design-build bridging documents and request for proposal (option), and construction phase services (option). Construction phase services will include shop drawing review and approval, site visits, technical assistance, commissioning and may include preparation of operation and maintenance manuals, and on-site representatives. This announcement is open to all businesses regardless of size. A firm-fixed-price contract will be negotiated. The contract is anticipated to be awarded in February 2006. If a large business is selected for this contract, it must comply with FAR 52.219-9 regarding the requirement for a subcontracting plan on that part of the work it plans to subcontract. The plan is not required with this submittal. Where this contract is used in the development of design-build bridging and related documents for use in a two-phase design-build selection (FAR 36.302) the AE and supporting consulting firms shall be prohibited from competition in the final design-build construction solicitation in accordance with FAR 9.505-2 (Preparing specifications or work statements) and FAR 36.209 (Construction contracts with Architect-Engineer Firms.) The AE firm should have or have the ability to assign personnel with Secret clearances necessary for design development of the new facility. The AE should or have the ability to assign personnel with TS/SCI clearances in order to access existing NGA facilities as part of the design information and requirements gathering process. The AE facility should have GSA approved container for storage of Secret documents in their office.

SUBCONTRACTING PLAN REQUIREMENTS: If a large business is selected, a subcontracting plan with the final fee proposal will be required, consistent with Section 806 (b) of PL 100-180, 95-907, 99-661. The subcontracting goals for this contract are as follows: a minimum of 45% of the contractor's intended subcontract

amount be placed with small businesses (SB), 20% be placed with small disadvantaged businesses (SDB), 10% be placed with women-owned small businesses (WOSB), 3% be placed with HUB Zone small business, 3% with Veteran Owned Small Business, and 3% be placed with Service-Disabled Veteran-Owned Small Business. A detailed subcontracting plan must be submitted during contract negotiation. If the selected firm intends to submit a plan with lesser goals, it must submit written rationale in the plan why the above goals cannot be met. Selection of AE firms is not based upon competitive bidding procedures, but rather upon the professional qualifications necessary for the performance of the required services. The North American Industry Classification System (NAICS) code for this action is 541330.

PROJECT INFORMATION:

The National Geospatial-Intelligence Agency (NGA) is a Department of Defense combat support agency and a member of the National Intelligence Community. The AE services required are to provide design and related services for up to 2.4 million square feet of operations space that consists of multiple separate buildings and support facilities. These facilities will consist of administrative space, state of the art data center, support space, storage space, and visitor control area. The facilities will operate on 24/7 basis and provides critical real time geospatial intelligence analysis in support of DOD operations. The project will be constructed either through design-bid-build or design-build methods. For the design-bid-build method, complete contract documents (plans, specification, construction estimate, and other supporting documents) will be required to be prepared. If the design-build method is selected, bridging documents to approximately the 35% level, a request for proposal, and other supporting documents will be required to be prepared. Support facilities will include utilities (water, sewer, gas, HVAC, steam), electrical services, paving, walks, surface and structure parking, access roads, fencing, storm drainage, communication and information systems, fire protection and alarm systems, and other site improvements that include landscaping. The project may also include demolition of existing facilities which shall include asbestos and lead based paint surveys / abatement requirements. The project will be designed in accordance with: Unified Facilities Criteria (UFC) 4-510-1 (formally Military Handbook 1191), Uniform Federal Accessibility Standards (UFAS); Americans with Disabilities Act Accessibility Guidelines (ADAAG); UFC 4-010-01, DoD Minimum Antiterrorism Standards for Buildings; DoD Security Engineering criteria, and all other required DOD and Army criteria. All required antiterrorism and force protection (AT/FP) measures will be provided and may include structural hardening and progressive collapse analysis. The projects will include use of the Sustainable Project Rating Tool (SPiRiT) or LEED. SPiRiT is a modified version of the U.S. Green Building Council LEED Green Building Rating System. A SPiRiT rating of Gold is anticipated for this project. The design will be prepared using the imperial system of measurement. Construction cost estimates will be prepared using US Army Corps of Engineers' Computer Aided Cost Estimating System (M-CACES GOLD). The Government will provide software. Design drawings will be produced in a format fully compatible with AutoCad Version 2002 or higher. The specifications will be produced in SPECSINTACT using Unified Facilities Guide Specifications. Design review comments and their responses will be provided using the US Army Corps of Engineers Review Management System Proj/Net/DrChecks system.

SELECTION CRITERIA:

The selection criteria are listed below in descending order of importance (first by major criterion and then by each sub-criterion). Criteria (A) through (E) are primary.

Criteria (F) and (G) are secondary and will only be used as tiebreakers between technically equal firms. See note 24 for general selection process.

A. Specialized experience and technical competence of the firm and consultants in: (1) Design of major new highly complex mission critical computer and data facilities with highly reliable, redundant support systems. (2) Experience in the design of innovative and architecturally complex facilities with a requirement for a fully integrated, self-contained corporate campus meeting the operational and support service needs of a specific business line. (3) Experience with the design and integration of extensive , robust, internal communication networks into building systems architecture. (4) Experience in the design of sensitive compartmented information facilities. (5) Experience in the design of facilities with highly complex and innovative audio-visual and graphic display and other sensory components integrated to support intelligence mission execution. (6) Knowledge of Department of Defense anti-terrorism/force protection (AT/FP) design criteria and construction standards along with other security engineering criteria. (7) Experience in the preparation of requests for proposals for design-build construction contracts (8) Experience with Life Safety and fire protection design of mission critical facilities. (9) Sustainable design using an integrated design approach and emphasizing environmental stewardship, with experience in energy efficiency, use of recovered materials; waste reduction; reduction or elimination of toxic and harmful substances in facilities construction and operation; efficiency in resource and materials utilization; development of healthy, safe and productive work environments, and employing the SPiRiT/LEED evaluation and certification methods. (10) Knowledge of the locality of the project including geologic features, environmental conditions, climatic conditions, local construction methods, and obtaining permits.

B. The firm must have professional qualifications, either in-house or through consultants, in the following key disciplines: project management, computer systems engineering, communication engineering and related systems engineering, architecture, mechanical, electrical, fire protection, structural, civil, security, cost estimating, communications engineering, industrial hygiene, land surveyor, geotechnical engineering, building commissioning expert, equipment planning, interior design, landscape architecture, and operation and maintenance systems. Registered professionals are required in the following disciplines: architecture, mechanical, electrical, fire protection, structural, civil engineering, communications engineering, cost estimating, industrial hygiene, land surveyor, and landscape architecture.

The project manager will be required to be a registered professional. . The fire protection engineer shall be a registered professional engineer, have a minimum of 5 years experience dedicated to fire protection engineering, and one of the following: (1) have a degree in Fire Protection Engineering from an accredited university, (2) have passed the National Council of Examiners for Engineering and Surveys (NCEES) fire protection examination, or (3) be registered in an engineering discipline related to fire protection engineering. The evaluation of these disciplines will consider education, training, registration, overall and relevant experience, and longevity with the firm. The availability of an adequate number of personnel in the key disciplines shall be presented to insure that the firm can meet the required schedule.

C. Work and design quality management plan: The plan should include an organization chart and briefly address management approach, team organization, professional registration, quality control procedures, cost control, value engineering, coordination of in -house disciplines and subcontractors, and prior experience of the prime firm and any significant

consultants on similar projects. Evaluation will be based on established ACASS ratings and other credible documentation included in the SF 330. The SF 330 shall clearly indicate the primary office where the work will be performed and the staffing at this office.

D. Past performance on DoD and other contracts with respect to quality of work, cost control, and compliance with performance schedules.

E. Capacity to complete the site development design (100% level) by February 2007. Capacity to complete the primary facility design build bridging document (35% level) and RFP by May 2007. The evaluation will consider the experience of the firm and any consultants in similar size projects, and the availability of an adequate number of personnel in key disciplines.

F. Extent of participation of small businesses including woman owned small business, small disadvantaged businesses, historically black colleges and universities, and minority institutions in the proposed contract team, measured as a percentage of the total estimated effort.

G. Volume of DoD contract awards in the last 12 months with the objective of effecting distribution of DoD contracts among qualified firms.

SUBMISSION REQUIREMENTS:

See Note 24 below. Interested firms having the capabilities to perform this work must submit four (4) completed paper copies of their SF 330 (Architect-Engineer Qualifications) to U.S. Army Corps of Engineers, Baltimore District, 10 South Howard Street, ATTN: Contracting Division (Mary A. Riche) Baltimore, MD, 21201 (Mailing address: P.O. Box 1715, Baltimore, MD 21203-1715) not later than 3:00 P.M. Eastern Time on November 8, 2005. Regulation requires that the Government not consider any submittals received after this time and date. Late proposal rules in FAR 15.208 will be followed for submittals received late. Facsimile transmissions will not be accepted. SF 330 6/2004 edition must be used, and may be obtained from the Government Printing Office or from the following web site:

<http://contacts.gsa.gov/webforms.nsf/22f268ed0a398629852569a4006ed7cc?OpenView&Start=30>. Use no smaller than 11 font type. Include ACASS number in SF 330, Part I, Section B, Block 5. To obtain ACASS number, call the ACASS Center at 503-808-4590. In Block G. 26 along with the name include the firm the person is associated. In Block H describe the firm's overall DQMP. A project-specific design quality control plan must be prepared and approved by the Government as a condition of contract award but is not required with this submission. In Block H also indicate the estimated percentage involvement of each firm on the proposed team. Block H is limited to 30 pages. The Page limit for the Part 1 SF 330 is 125 pages. A page is one side of a sheet. Use no less than 12 font type. A Part II of the SF 330 is required for each branch office of the Prime Firm and any Subcontractors that will have a key role in the proposed contract. This is not a request for proposal. Solicitation packages are not provided and no additional project information will be given to firms during the announcement period. The A-E Selection Board is tentatively scheduled to commence in late November 2005. In-person interviews will be held at the Baltimore District with the most highly qualified firms. The interviews will take place approximately seven days after the selection board. At the interview, the firm will be required to discuss the make-up of their project team, how the team will be integrated and managed, and who the key members of the team will be and their roles. The firm shall also discuss their experience in the design of (1) integration and building infrastructure and communication systems in complex facilities and (2) anti-terrorism/force protection and security for the complete infrastructure including interior systems of the facility. Phone calls to discuss the solicitation are discouraged unless absolutely necessary. Personal visit for the purpose of discussing this solicitation is not allowed. To be eligible for contract

award, a firm must be registered with the Central Contractor Registration database. For instructions on registering with the CCR, please see the CCR Web site at <http://www.acq.osd.mil/scst/index>.

NOTE 24:

This acquisition is for architect-engineer (A-E) services, and is procured in accordance with the Brooks A-E Act as implemented in Subpart 36.6 of the Federal Acquisition Regulation. A-E firms meeting the requirements described in this announcement are invited to submit: (1) a Standard Form (SF) 330, Architect-Engineer Qualifications, Parts I and II, and (2) any requested supplemental data to the procurement office shown. Firms registering for consideration for future Federal A-E projects are encouraged to electronically submit SF 330 Part II, General Qualifications, to <http://www.bpn.gov/orca/login.aspx>, and to update at least annually. Firms with a SF 330 Part II on file in this central Federal database do not need to submit a Part II for this acquisition unless directed by the announcement. Firms responding to this announcement before the closing date will be considered for selection, subject to any limitations indicated with respect to size and geographic location of firm, specialized technical expertise or other requirements listed. Following an evaluation of the qualifications and performance data submitted, three or more firms that are considered to be the most highly qualified to provide the type of services required will be chosen for negotiation. Selection of firms for negotiation shall be made in order of preference based on the demonstrated competence and qualifications necessary for satisfactory performance in accordance with the specific selection criteria listed in the announcement.

**Register as an
Interested Party:**

[Download the attached form](#), complete, and return as directed.